

**DC RANCH
TOWN CENTER COMMERCIAL
PROJECT NARRATIVE**

DC Ranch L.L.C. (the "Developer") is the owner and developer of approximately eight (8) acres of land located at the northeast corner of Thompson Peak Parkway and Union Hills Drive within Town Center at DC Ranch (the "Property"). The Property has a zoning designation of Commercial Office ("CO") and Planned Commercial Center ("PCC") with a Planned Community Development district ("PCD") overlay. At the time of development, the Developer is required to select the CO or the PCC zoning category for the development. The Developer has elected to develop the Property under the PCC zoning category. The Property is located within the Town Center portion of DC Ranch and is therefore subject to the Generalized Design Concept Plan previously approved by the City Council in addition to the PCC development standards.

The Property, located north of the DC Ranch Village Health Club and Spa (the "Village Club"), is one of the final remaining parcels at DC Ranch to be planned and developed. The proposed development will be approximately 100,000 square feet of space dispersed in several buildings (the "Commercial Center"). It is anticipated that the uses will include retail, restaurants, office, medical offices, and a parking deck.

The architecture of the proposed project will consist of buildings with massing, materials and detailing based on the buildings originally built throughout Arizona, Mexico and Spain. The buildings will be primarily stucco and stone with tile roofs. The facades will have pedestrian scaled details including heavy timber, pre-cast elements, fabric awnings and wrought iron accents. Historically accurate detailing will be used to give the buildings a sense of permanence, authenticity and distinction.

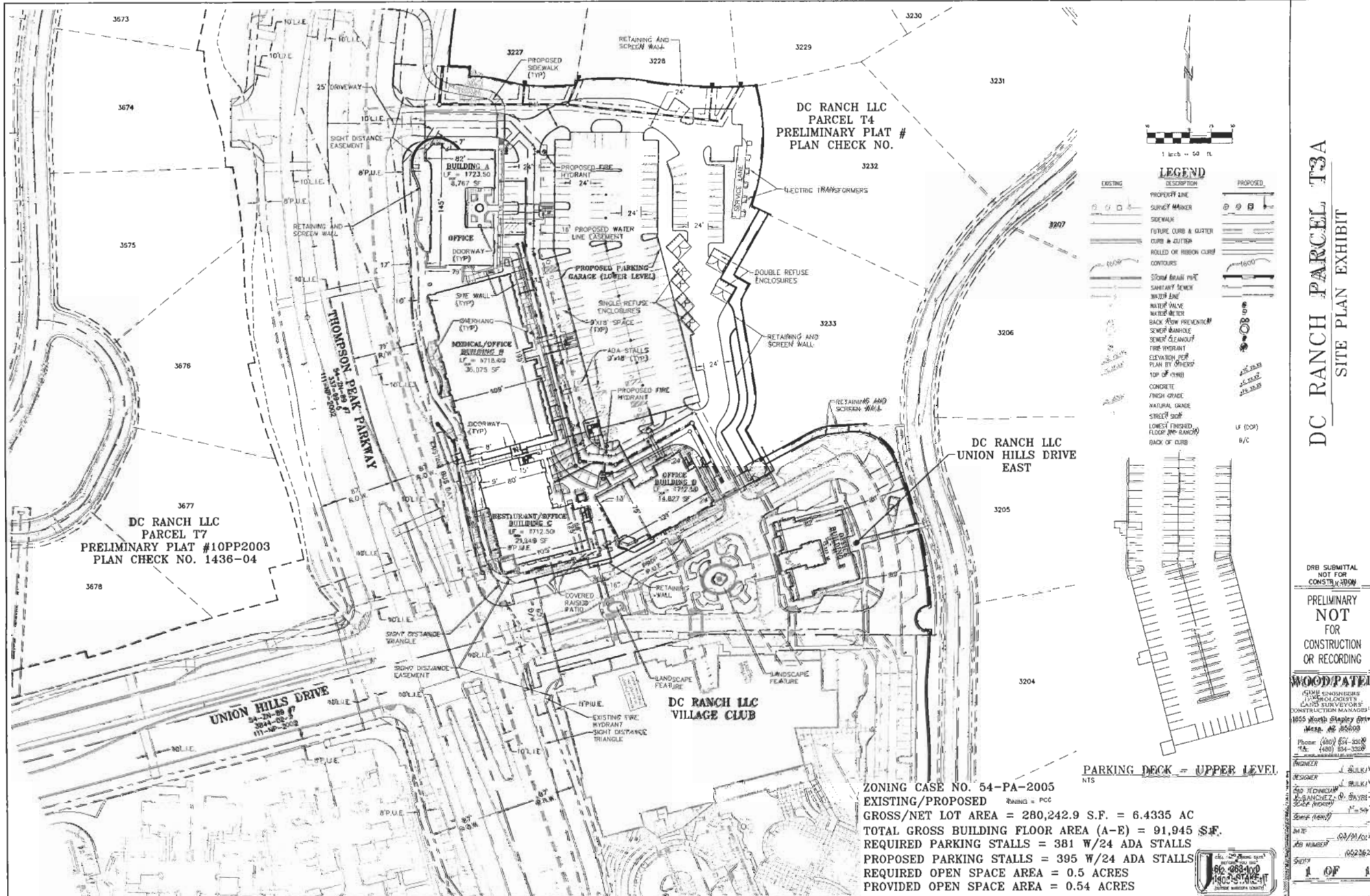
The open space requirements for parcels located within the Town Center area of DC Ranch have been carefully planned for the area as a whole. Accordingly, although there is open space on individual parcels, the open space requirements have previously been designated to be located in certain areas. There will be open space within the Commercial Center along the western boundary in the Thompson Peak Parkway setback and at the park within the private drive south of the Commercial Center.

Access to the Commercial Center will be off of the private drive to the south and at the northwest corner of the Property off of Thompson Peak Parkway. Union Hills Drive will be a private drive east of Thompson Peak Parkway. The design for this private drive is pedestrian scaled to encourage activity between the retail and office uses within the Commercial Center and the Village Club to the south. Additionally, there will be a pedestrian connection between the Commercial Center and the residences to the east of the Property. Finally, there will be a connection from the Commercial Center to the DC Ranch path and trail system which will encourage non-vehicular modes of transportation and pedestrian activity in and around the Property.

The purpose of this submittal is to obtain Development Review Board approval of a site plan, landscape plans, walls, including the perimeter wall, and building elevations for the Commercial Center, including the park setting within the private drive to the south.

H:\wpdocs\KKTPC\DMB\DCRANCH\Parcel T3\Applications\project.narrative.doc

20-DR-2005
03/16/05



DC RANCH PARCEL T3A
SITE PLAN EXHIBIT

DRB SUBMITTAL
NOT FOR
CONSTRUCTION

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING

WOODPATEL

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CONCEPTUAL LANDSCAPE AND WALL PLAN

Preliminary Plant Palette

BOTANICAL NAME	COMMON NAME
FRIBES	
ACACIA SPECIES	ACACIA
CAEBALPINA CALACALCO	CASCALOTE
OSIRATORIA SILIGUA	LOOSEST BEAN
CRABDIUM FLORIDUM	BLUE PALM VERDE
CRABDIUM MONANTULUM	FOOTBALL PALM VERDE
VILCERBERIA SIKOS	ISSOOD
IGUETA TEBOTA	RONICOWD
PROSOPIS GLANDULOSA	MYKE RESQUITE
PROSOPIS VELUTINA	VELVET RESQUITE
CAECALCUTIA TUBIFLORA	YUKA
FRUIT-EATED CACTACEAE	
AGAVE SPECIES	AGAVE
CANBOSIA AGAVARIA	SAGUARO
MOULDERIA SPINDENS	DOGTAIL
YUCA VIRENS	YUCCA
ACCIDENTS	
ENGELBRODERIS ENGELMANNI	ENGELMANN'S LEDGHOUGH
FRONCOTACTUS ACANTHODES	FRY BARREL
SEVERAL SPECIES	SEVERAL SPECIES
QUINIA ENGELMANNI	ENGELMANN'S PEAR
QUINIA PULGIDA	CHAMBRIT CHOLLA
SHRUBS & PERENNIALS	
ANTERIOR DEL TOROEA	BURSAGE
LEPTONIA LEPTONIA	QUEENS BUSH
CALLANDREA ERYTHROFLUA	PINK FARTY DUSTER
CANBOSIA MACROCARPA	NATAL PALM
DOODONAEA VIRGOSA	HOPBRED
ANTERIORIA SANDRAEAE	SHADELED
YUCCA CAESALPINA SPECIES	CAESALPINA
YUCCA TRIDENTATA	CREOSOTE BUSH
LEUCOPHYTUM SPECIES	LEUCOPHYTUM
LYGIA LAFORUM	WAXLEAF LYGIA
LYGIA FREDETSONI	FREDSTON'S LYGIA
LYGIA JENSENI	LYGIA JENSENI
LYGIA COTYLLUS	MYRTLE
PLANTINA FRASERI	RED PLANTINA
POTULICARIA AFRA	ELEPHANT FOOT
POTULICARIA PALLIDIFLORA	NARROW LEAF POTSPAIN
RUSSIA RUSSIA	DESERT RUSSIA
RUSSIA PENNULIARIA	DESERT RUSSIA
SPYTHOSIA GUNBENS	JOUBA
SPYTHOSIA GUNBENS	DESERT GLOBE MALLON
TEGONIA STANS V. ANGSTATA	YELLOW BILLS
YUCCA CALACALCO	YUCCA
YUCCA DELICATA	YUCCA DELICATA
GRANDICORDICUS	GRANDICORDICUS
BALILEYA M. TRACADITA	BALILEYA PARFICORD
DISSYRIA SPECIES	DOSSOORD
DISSYRIA SPECIES	DISSYRIA SPECIES
PENSTEMON PROSCOTTEABILI	DESERT PENSTEMON
ROSEBERRY SPECIES	TRAILING ROSEBERRY
GOODING GOODING	GOODING'S YERBENA
YUCCA CALACALCO	DESERT YUCCA
VINES	
HARDENBERGIA VIOLACEA	HARDENBERGIA
ROSA BANYASIA	LADY BARKS ROSE
YUCCA CALACALCO	BILLS YUCCA
FLOWERING PLANTS	
FLORIDA DELICATA	FLORIDA DELICATA



North
Scale: 1" = 30'-0"
11 March 2005

vollmer
& ASSOCIATES

D.C. RANCH PARCEL T3A





BUILDING 'A' - RENDERING

LEGEND TEXT



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20-DR-2005

03/16/05



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TOWN CENTER PARCEL T3A





BUILDING 'C, D AND E' - RENDERING



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DC Ranch • Silverdale • Parcel T3a • Tlospage Peak Parkway & Bates Hills Drive

20-DR-2005

03/16/05



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TOWN CENTER PARCEL T3A



DMB



UNION HILLS DRIVE ELEVATIONS

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THOMPSON PEAK PARKWAY ELEVATIONS

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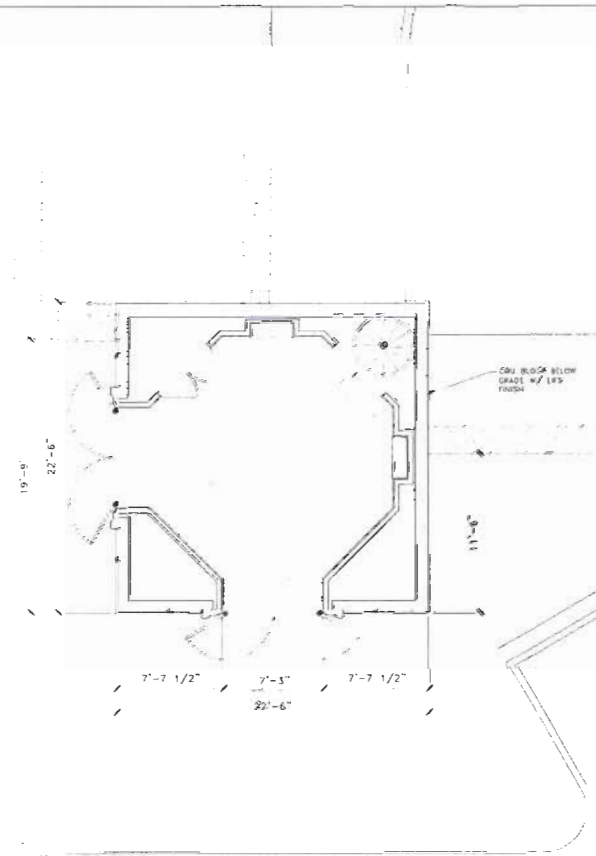
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TOWN CENTER PARCEL T3A





TOWER PLAN

 $1/4" = 1'-0"$ 

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ONLINE 04 MARCH 2006



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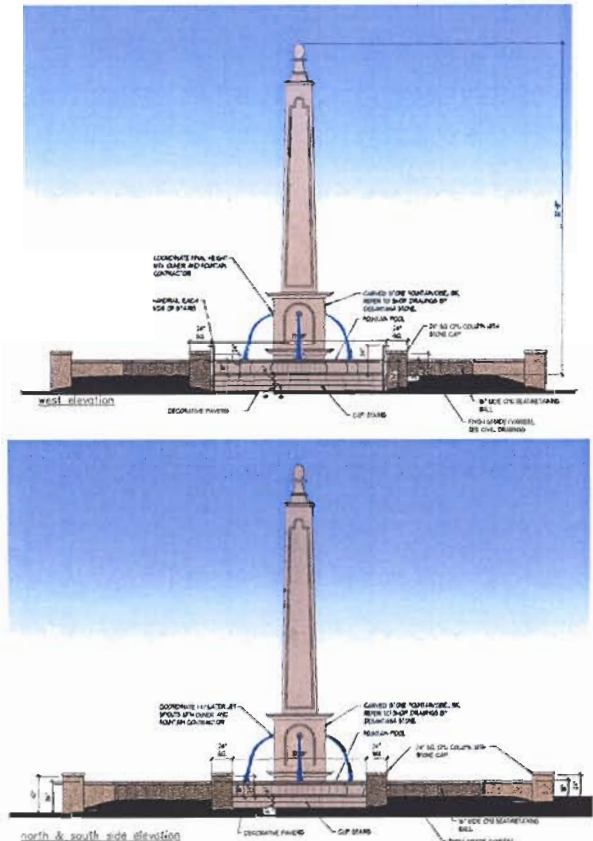
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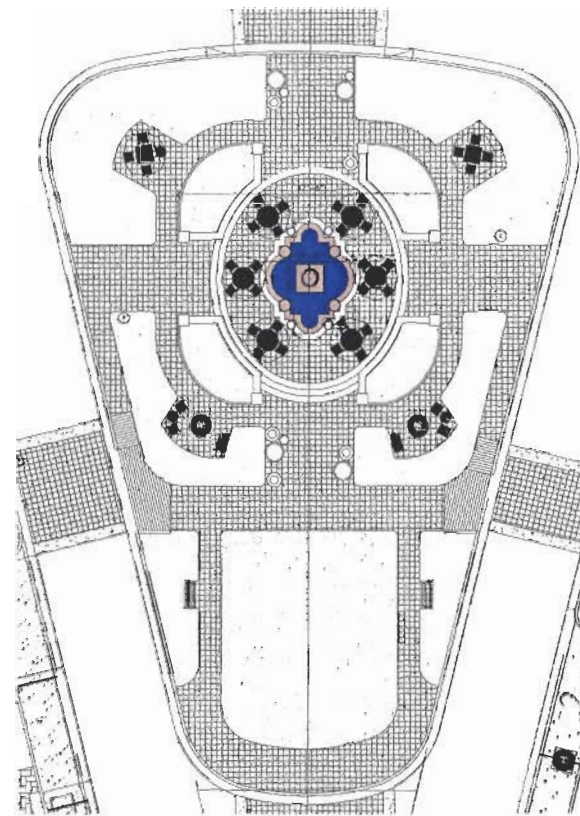


COLUMN AND FOUNTAIN



ELEVATIONS

3/16" = 1'-0"



PLAN

1'-0" = 10'



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DATE: 16 MARCH 2005



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PARKING STRUCTURE ELEVATIONS

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DATE: 03/16/05



EXTERIOR ELEVATIONS 1/16" = 1'-0"



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